

SECTION 501. SFR-SINGLE FAMILY RESIDENCE

This district is comprised of single-family residential areas and certain areas where such development is desirable. Regulations are designated to stabilize and protect the single-family character of the district, to promote and encourage creation of a desirable environment for family life, and to prohibit all incompatible activities. Principal uses are single-family dwellings on individual lots.

Section 501.1 Approvals Required

No structure or building shall be built or remodeled upon land in a Single Family Residence (SFR) district until all required subdivision or site plan approvals have been obtained.

Section 501.2 Location

The following criteria shall be considered in establishing and maintaining a SFR district:

- (a) Conforms to appropriate designation in the General Plan.
- (b) Corresponds to an existing district or development in an area annexed into the City.

Section 501.3 Divisions of SFR District

The SFR district shall be further divided into the following density districts, as hereinafter described and regulated and to be so designated on the Official Zoning Map: SFR32; SFR16; SFR12; SFR8; SFR6.

Section 501.4 Permitted Principal Uses

One (1) single-family residence per lot as defined in 501.8.

Section 501.5 Permitted Conditional Uses

See Section 310. Permitted: D, E, F, G, H, I, J, N, O

Section 501.6 Permitted Accessory Uses

- (a) Any use customarily incidental to a permitted principal use, such as;
 - (1) Private or carport for storage of vehicle;
 - (2) Garden house, toolhouse, ramada, swimming pool;
- (b) Accessory Dwelling Units; See Section 310.
- (c) Home occupations; See Section 324.

- (d) Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use.
- (e) Recreational vehicles may be parked and/or stored in all residential zones provided that RV does not extend into the public right-of-way, does not create a sight distance problem at corner lots, and is not used as residence.

Section 501.7 Property Development Standards

DISTRICTS-COMPATIBLE					
REQUIREMENT	SFR32	SFR16 R-1-A	SFR12 R-1-B	SFR8 R-1-C	SFR6 R-1-D
Minimum Lot Area in Square Feet	32,000sf	16,000sf	12,000sf	8,000sf	6,000sf
Density in Dwelling Unit Per Acre (DU/Acre)	1	2	3	5	7
Minimum Lot Width in Feet	150	125	100	75	50
Maximum Building Height	25	25	25	25	25
Front Setback* in Feet	40	35	25	25	20
Rear Setback* in Feet	30	30	25	25	20
Least Side Setback* in Feet	20	12	10	7	5
Street Side Setback* in Feet	20	20	15	10	10

*Except non-residential uses, see 501.9 below.

Section 501.8 Corner Lot, Corner Lot Abutting Key Lot

On any corner lot that abuts a key lot or is separated there from by an alley, any structures exceeding three (3) feet in height shall be set back from the side lot line not less than the minimum front setback required for the key lot.

Section 501.9 Non-Residential Accessory Buildings

A non-residential structure, not including a detached garage, which is necessary to a dwelling may be erected on a parcel if it meets the following requirements:

- (a) Maximum height: Fifteen (15) feet above grade.
- (b) Location Restrictions. No accessory building shall be erected in any minimum required front or side yard, except as otherwise provided in this code.
- (c) Setback Requirements. Accessory buildings shall be setback from the side and the rear lot line a distance not less than three (3) feet, except:
 - (1) For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building(s).

- (2) For a corner lot abutting a key lot and not separate therefrom by an alley, any accessory building shall be set back from the width of the least required side yard applicable to the main building.
- (3) For a corner lot, the street side setback shall be the same as for the main buildings.
- (4) No stable, corral, barn, animal shed or shelter shall be erected or maintained closer than seventy-five (75) feet to any property line.

Section 501.10 Off-Street Parking and Loading.

In accordance with the provisions of Article 6.

Section 501.11 Sign Regulations.

In accordance with the provisions of Article 7.

Section 501.12 Landscaping Screening and Buffering.

Landscaping, screening, and buffering shall be provided as deemed adequate by the Planning and Zoning Commission, or the Board of Adjustment, and the Building Inspector. All landscaping shall meet the specifications set forth in any subsequent ordinance specifically addressing the issue of landscaping.